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Doc# 1912308099 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 02:13 PM PG: 1 OF 5

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+1 sub.

PREPARED BY:

Andrascik & Tita LLC
23 Mallard Drive East
Ocean Pines, MD 21811
Attn: Keith Armstrong, Esq.

UPON RECORDING RETURN TO:

Midland Loan Services
10851 Mastin, Suite 300
Overland Park, KS 66210
Attn: Karley Pinder

RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "*Release*"), is made effective as of April 18, 2019, by WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee, for the benefit of the Holders of B2R Mortgage Trust 2015-2 Mortgage Pass-Through Certificates, having an address at 1100 North Market Street, Wilmington, Delaware 19890, Attention: B2R 2015-2 (together with its successors and/or assigns, "*Grantee*").

WITNESSETH:

A. Pursuant to that certain Loan Agreement, dated as of October 8, 2015, (the "*Loan Agreement*"), by and between B2R FINANCE L.P., as lender ("*B2R*"), and BROWNSTONE THREE, a Delaware limited liability company, as mortgagor, having an address at 5195 Parkway Calabasas, Calabasas, California 91302 (the "*Grantor*"), B2R agreed to make a loan (the "*Loan*") to Grantor in the maximum principal sum of SEVEN HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$765,000.00). Capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Loan Agreement.

B. To secure the payment, fulfillment and performance by Grantor of its obligations under the Loan Agreement and the other Loan Documents (as defined in the Loan Agreement), Grantor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated October

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8, 2015 (the "**Mortgage**"), and recorded as of February 5, 2016, as Instrument #1603618051 in the records of Cook County, IL (the "**Official Records**"), which Mortgage encumbers, among other things, the real property described in Exhibit A attached hereto (the "**Released Property**").

C. B2R subsequently assigned its interest in the Loan, Mortgage, and the other Loan Documents to **B2R REPO SELLER 1 L.P.** ("**B2R Repo**"), pursuant to that certain Assignment of Security Instrument, dated as of October 8, 2015, and recorded as of February 5, 2016 as Instrument #1603618052, and re-recorded on March 28, 2016 as Instrument #1608849117, in the Official Records.

D. B2R Repo subsequently assigned its interest in the Loan, Mortgage, and the other Loan Documents to **B2R REPO SELLER 1 OWNER L.P.** ("**B2R Repo Owner**"), pursuant to that certain Assignment of Security Instrument, dated as of November 24, 2015, and recorded as of April 26, 2016 as Instrument #1611749131 in the Official Records.

E. B2R Repo Owner subsequently assigned its interest in the Loan, Mortgage, and the Other Loan Documents to B2R, pursuant to that certain Assignment of Security Instrument, dated as of November 24, 2015, and recorded as of April 26, 2016 as Instrument #1611749132 in the Official Records.

F. B2R subsequently assigned its interest in the Loan, Mortgage, and the other Loan Documents to Grantee, pursuant to that certain Assignment of Security Instrument, dated as of November 24, 2015, and recorded as of April 26, 2016 as Instrument #1611749133 in the Official Records.

NOW, THEREFORE, in consideration of the above premises and the agreements set forth in this Release and the Loan Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **Release.** Grantee has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to Grantor all the right, title, interest, claim or demand which Grantee has or may have had in and to the Released Property commonly known as 6356 South Drexel Avenue, Chicago, Illinois and 9919 South Paxton Avenue, Chicago, Illinois, and as more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging. The release, conveyance, and quitclaim of the Released Property hereunder is given for the purpose of releasing any and all right, title, claim and interest which Grantee has or may have had in and to the Released Property by virtue of the Mortgage, to have and to hold the said described premises unto Grantor, so that neither Grantee nor any other person or persons claiming under Grantee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

AS TO THE REMAINING PROPERTY SUBJECT TO THE LOAN AGREEMENT, THE LOAN AGREEMENT, AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION THEREWITH SHALL REMAIN IN FULL FORCE AND EFFECT.

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2. **Continued Force and Effect.** This Release shall be binding upon and inure to the benefit of the parties referenced herein and their respective successors and assigns.

3. **Counterparts.** This Release may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

4. **Governing Law.** This Release shall be governed in accordance with the applicable laws set forth in Section 11.01 of the Mortgage.

[signature pages follow]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantee has signed and sealed this Release, the day and year above written.

GRANTEE:

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee, for the benefit of the Holders of B2R Mortgage
Trust 2015-2 Mortgage Pass-Through Certificates

By: Midland Loan Services, a Division of PNC Bank,
National Association, Its Master Servicer and Attorney-in-
Fact

By: *Michelle E. Julian*
Name: Michelle Julian
Title: Vice President
Servicing Officer

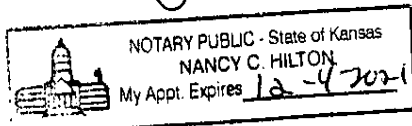
STATE OF Kansas)
) ss.
COUNTY OF Johnson)

On April 18, 2019, before me, Nancy C. Hilton, a
Notary Public, personally appeared Michelle E. Julian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Kansas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nancy C. Hilton
Signature of Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PROPERTY

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

THE NORTH 1/2 OF LOT 8 IN BLOCK 7 IN WOODLAWN RIDGELAND SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 6536 S. DREXEL AVE Unit 1, Unit 2, and Unit 3, CHICAGO, IL 60637

Parcel/Tax #20-23-113-028-0000

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 33 AND THE SOUTH 10 FEET OF LOT 34 (EXCEPT THE WEST 7 FEET THEREOF) IN BLOCK 11 IN CALUMET TRUSTS SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED DECEMBER 20, 1925, AS DOCUMENT 9137462 IN COOK COUNTY, ILLINOIS.

Address commonly known as: 9919 S. PAXTON AVENUE, CHICAGO, IL 60617

Parcel/Tax # 25-12-404-043-0000